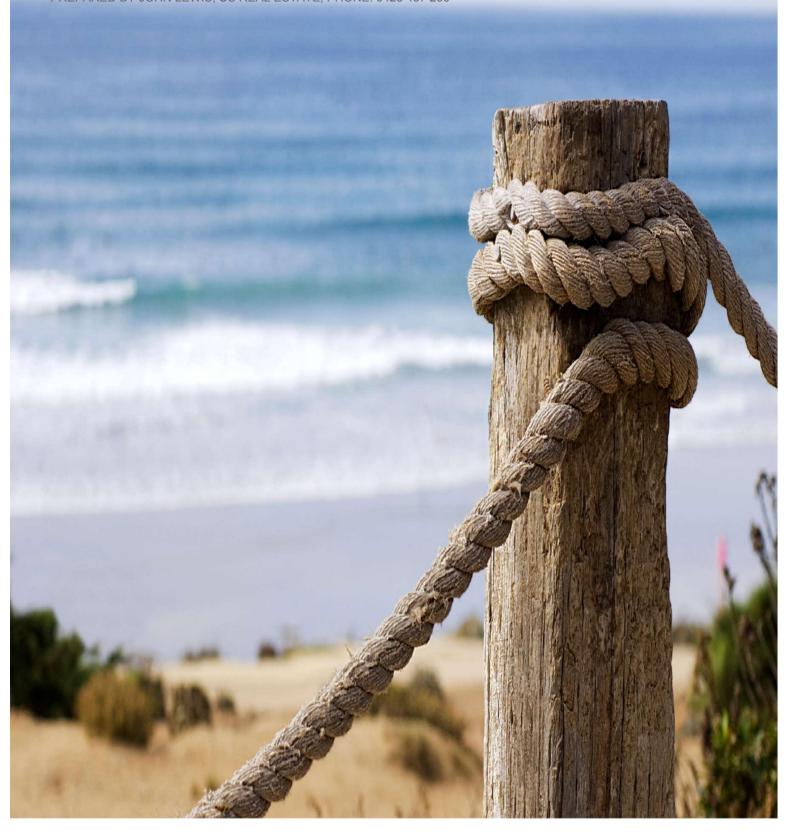
STATEMENT OF INFORMATION

88A BEECH STREET, LANGWARRIN, VIC 3910

PREPARED BY JOHN LEWIS, US REAL ESTATE, PHONE: 0423 487 266







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



88A BEECH STREET, LANGWARRIN, VIC 🕮 3 🕒 2 😂 2







Indicative Selling Price

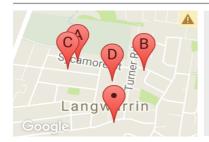
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$540,000 to \$594,000

Provided by: John Lewis, Us Real Estate

MEDIAN SALE PRICE



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$590,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 SYCAMORE ST, LANGWARRIN, VIC 3910







Sale Price

*\$613,000

Sale Date: 21/11/2017

Distance from Property: 493m





16 RAYMOND AVE, LANGWARRIN, VIC 3910









Sale Price

\$550,000

Sale Date: 06/11/2017

Distance from Property: 418m





27 ALDER ST, LANGWARRIN, VIC 3910







Sale Price

*\$540,000

Sale Date: 01/11/2017

Distance from Property: 485m







7 ASH GR, LANGWARRIN, VIC 3910 🚊 3 🕒 2 😓 2







Sale Price

Price Withheld

Sale Date: 19/09/2017

Distance from Property: 295m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	88A BEECH STREET, LANGWARRIN, VIC 3910
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$540,000 to \$594,000

Median sale price

Median price	\$590,000	House	Unit	Suburb	LANGWARRIN	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 SYCAMORE ST, LANGWARRIN, VIC 3910	*\$613,000	21/11/2017
16 RAYMOND AVE, LANGWARRIN, VIC 3910	\$550,000	06/11/2017
27 ALDER ST, LANGWARRIN, VIC 3910	*\$540,000	01/11/2017
7 ASH GR, LANGWARRIN, VIC 3910	Price Withheld	19/09/2017